

CAPSULE

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Presently, areas such as west Towson are seeing the commercial growth of central Towson slowly creeping into their own neighborhood. However, very few high rises are seen here (existing only on two border areas) and many commercial alterations have been sensitive to the residential quality home owners are hoping to maintain.

This residence is a fine example of the shingle style, a popular American style of the late Victorian period which is very common in west Towson. Characteristics of the style which can be seen in this house include the prominent roof, hipped dormers, and especially the wooden shingles which unify the entire structure.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

309 W. Pennsylvania Ave.

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Charles W. Held, Sr.

Telephone #: 823-3159

STREET & NUMBER

309 W. Pennsylvania Ave.

CITY, TOWN

Towson

VICINITY OF

STATE, zip code

Maryland 21204

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 1354

Folio #: 45

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

BA-1732

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE May, 1979

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**Exterior Only:**

The large frame bungalow at # 309 W. Pennsylvania Avenue is two stories with an attic and rests on a rockface formstone foundation. The structure is practically square, being a very wide two bays and approximately three bays deep. There is a two story extension one bay to the south with a single story shed roof addition to that. All walls are covered with brown wooden shingles, and the hipped roof is covered with multi-colored slate. The deep eaves of this roof contain tongue-and-groove soffit.

The main facade facing North contains two openings on both levels. An entrance with stained glass side lights and transom occupies the west bay of the first level, with a triplet of 1/1 sash in the east bay.

A single story hipped roof porch covers the length of the facade and corners to cover one-half of the east facade as well. The roof is supported by six truncated doric columns and has a blue tongue-and-groove ceiling. There is evidence of a porch swing. Three stone steps lead to the porch which is surrounded by a balustered railing.

The roof of the main block has a centrally located hipped roof dormer lighted by a pair of two light casement windows. This dormer is also covered with wooden shingles as well as having a slate roof with tongue-and-groove soffit. An identical dormer is located on each side of the roof.

The west facade displays an irregular fenestration in type, size and placement.

The second bay from the north is occupied by a brick corbeled chimney, therefore, some windows have been placed in relation. A small casement window is on either side at the first level with a regular 1/1 sash in the north bay of the second. A three sided bay window on the first level is projecting from the southernmost bay, has a window on each side, and has a slate roof.

The second level south of the chimney has a smaller centrally located 1/1 sash and a regular 1/1 sash in the south bay.

The two story addition extends the building one bay to the south. This too rests on a rockface formstone foundation and has a slate roof. The fenestration is regular.

The single story shed roof portion extends the building even farther to the south and is also constructed with the same materials, with the exception of having an asphalt roof.

From the south facade it can be seen that the two story extension is centrally located, giving the overall plan of the building a T-shape. It measures a small two bays wide and has a slate hipped roof. The first story is blocked by the shed roof structure. This portion, however, extends beyond the east edge of the two story block and encloses the ell formed with the main block.

CONTINUE ON SEPARATE SHEET IF NECESSARY

The second level has a centrally located triplet of 1/1 sash. The second story ell in the east end is occupied by a sleeping porch.

The east facade has a centrally located cellar entrance flanked by a cellar window. The fenestration is regular with the exception of one centrally located 1/1 sash probably lighting the stairway within.

A one car garage located behind the house has its entrance in the west facade and is very similar in appearance to the house itself. The nearly square structure covered with brown wooden shingles is topped with an equilaterally hipped roof covered with multi-colored asphalt shingles. There is a 1/1 sash window on the south facade.

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1915 - 1920's

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue and later Central Avenue were laid out for accessibility to lots ready for public development. Although he died in 1901 before much development took place, Dr. Bosley was represented by his trustees who continued to administer his land.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records
Baltimore County Will Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

D. Owings Schultz

WAYNE E. NIELD, II
HISTORIC TOWSON, INC.

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

CHAIN OF TITLE FOR # 309 W. PENNSYLVANIA AVE.

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
1354	45	June 26, 1944	John S. Held & wife	Charles W. Held, Sr. & wf.
Beginning at the south side of Pennsylvania Ave. with the east side of Central Ave. Easterly on the south side of Pennsylvania 50 feet, Southerly 120 feet, Westerly 50 feet, Northerly 120 feet to beginning.				
630	396	May 7, 1926	Henry W. Hitchcock & wife	John S. Held
617	535	July 11, 1925	Franklin W. Miller & wife	Henry W. Hitchcock & wife
607	227	January 26, 1925	Adolph G. Kelm & wife	Franklin W. Miller et al
556	61	May 15, 1922	Marion H. Merryman	Adolph G. Kelm
529	245	June 21, 1920	H. Courtney Jenifer et al Trustees	Marion H. Merryman
408	157	March 26, 1913	Arthur L. Bosley et al Trustees	Marion H. Merryman

Dr. Grafton M. Bosley, by way of Last Will and Testament recorded in Will Book 12/111 appointed Arthur L. Bosley and Richard H. Pleasants his Trustees with power to sell his real estate. (Will dated January 14, 1901)

MORTGAGE RECORD

Mortgage Book 210, Folio 131 July 15, 1899

Dr. Grafton M. Bosley to the Maryland Title Insurance & Trust Company
for \$11,500

Twelve lots situated West of Towson represented on a plat filed with
the mortgage.

For the purpose of making accessible the said lots, the following
Avenues represented on the plat "are hereby dedicated to public use...":

Chesapeake Avenue
Pennsylvania Avenue
Allegheny Avenue
Highland Avenue
Bosley Avenue

TAX ASSESSMENT RECORDS

Marion H. Merryman

1916:

Lot, 75' x 120' Southwest corner of Bosley & Pennsylvania Aves.
With house. NEW.

Lot, 100' x 180' Northwest corner of Bosley & Chesapeake Aves.
With house.

Lot, 60' x 150' West side of Bosley Ave. 2nd S. of Pennsylvania Ave.
With house.

1912:

By transfer - Lot 75' fronting the north side on Chesapeake Ave.
West of Towson.
House "Haile"

1914:

By transfer - 100' out of 250' fronting the north side on
Chesapeake Ave. "German"

1917:

Lot, 225' x 120' Pennsylvania Ave. between Bosley and Central Aves.
"Bosley"

Lot, 150' x 180' Southwest corner of Central and Pennsylvania Aves.
"Bosley"

Lot, 60' x 150' East side of Central Ave.
"Bosley"

1918:

X Lot, 90' x 120' Southeast corner Central and Pennsylvania Aves.
\$925

Lot, 90' x 120' Southwest corner Central and Pennsylvania Aves.
\$925

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Lot, 60' x 120' Pennsylvania Ave. 90' West of Central Ave. \$617

Lot, 50' x 150' Central Ave. 120' South of Pennsylvania Ave.
\$420

Lot, 90' x 120' Pennsylvania Ave. at the corner of Bosley Ave.
House - 41' x 30', 6' x 29'.

Lot, 60' x 120' Pennsylvania 90' West of Bosley Ave.
House - 28' x 28' (not completed)

1919:

X Lot, 90' x 120' Southeast corner Central and Pennsylvania Aves.
\$925

Lot 90' x 120' Southwest corner Central and Pennsylvania Aves.
\$925

Lot, 50' x 150' Central Ave. 120' South of Pennsylvania Ave.
\$617

Lot, 90' x 120' Corner of Pennsylvania and Bosley Aves.
House - 41' x 30', 6' x 29'.

Lot, 60' x 120' Pennsylvania Ave. 90' West of Bosley Ave.
House - 28' x 28' (not completed)

1920:

Lot, 90' x 120' Corner Pennsylvania and Bosley Aves.
House "Linzey" \$3,672

Lot, 60' x 120' Pennsylvania Ave 90' West of Bosley Ave.
\$673

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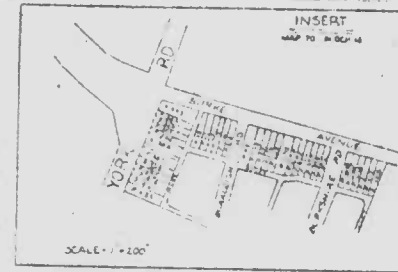
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TOWSON
SCALE 1" = 200'

DEPT. OF ASSESSMENTS & TAXATION
TAL MAP DIVISION

MAP NO.
70A

BALTIMORE COUNTY, SUPPLEMENTAL SHEET



BA-1732

NORTH FACADE

309

PENNSYLVANIA

AVENUE

WAYNE NIELD II
MARCH 1979